

Minutes of the Planning Commission meeting held on Thursday, November 7, 2019, at 6:30 p.m. in the Murray City Municipal Council Chambers, 5025 South State Street, Murray, Utah.

Present: Ned Hacker, Chair  
Sue Wilson, Vice Chair  
Phil Markham  
Scot Woodbury  
Maren Patterson  
Lisa Milkavich  
Travis Nay  
Jared Hall, Planning Division Manager  
Zac Smallwood, Associate Planner  
Briant Farnsworth, Deputy City Attorney  
Citizens

Excused:

The Staff Review meeting was held from 6:00 p.m. to 6:30 p.m. The Planning Commission members briefly reviewed the applications on the agenda. An audio recording is available at the Murray City Community and Economic Development Division Office.

Ned Hacker opened the meeting and welcomed those present. He reviewed the public meeting rules and procedures.

#### APPROVAL OF MINUTES

There are no minutes for this packet.

#### CONFLICT OF INTEREST

There were no conflicts of interest.

#### APPROVAL OF FINDINGS OF FACT

Mr. Markham made a motion to approve the Findings of Fact for Ron Court ADU and Envision Cosmetic Surgery, Electronic Message Center Sign. Seconded by Mr. Woodbury.

A voice vote was made, motion passed 7-0.

#### JT ELECTRIC LLC – 4303 & 4309 South 590 West - Project #19-141

John Taft was the applicant present to represent this request. Zac Smallwood reviewed the location and request to allow the operation of an electrical contracting business to be located on the property addressed 4303 and 4309 South 590 West within the Manufacturing General (M-G) Zone. Mr. Smallwood explained that the two addresses are adjoined spaces in a large industrial building located at the south end of the east facing building. The business utilizes several work trucks and trailers that would be stored on site. Staff has calculated required parking based on the building square footage because most employees for contractors like the applicant work in the field, and no customers or clients visit the location. Based on these calculations Staff will require a total of 21 parking stalls, 8 for the office and 13 for the warehouse. The applicant has provided 22 spaces of which 5 are provided in front of the warehouse space in the public parking area, the remaining 17 are located in the fenced area on the south side of the building. No additional parking will be required at this time. This is an open floor plan for material storage and offices. Based on the analysis of the submitted materials and Land Use Ordinance standards, Staff has determined that the proposed electrical contracting business meets the requirements of the M-G Zone and recommends that

the Planning Commission approve a Conditional Use Permit subject to the conditions as outlined in the Staff Report.

John Taft, 4303 South 590 West, stated he had read the conditions of approval and will be able to comply. Mr. Taft indicated that this business does not have much staff at the building, most are located off site on projects.

The meeting was opened for public comment. There was no public comment for this agenda item and the public comment portion for this item was closed.

Mr. Woodbury made a motion to approve a Conditional Use Permit to allow a electrical contracting business on the property located at 4303 & 4309 South 590 West subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall obtain a building permit for any proposed remodeling or construction on the site.
3. The property owner shall work with Community Development staff to provide a landscaping plan that meets the standards specified in the Staff Report and complies with the requirements of Section 17.68 of the Murray City Land Use Ordinance.
4. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.

Seconded by Ms. Milkavich.

Call vote recorded by Mr. Hall.

  A   Scot Woodbury  
  A   Lisa Milkavich  
  A   Maren Patterson  
  A   Phil Markham  
  A   Sue Wilson  
  A   Travis Nay  
  A   Ned Hacker

Motion passed 7-0

JALAL AFNANE – 450 West 4800 South - Project #19-143

Jalal Afnane was the applicant present to represent this request. Zac Smallwood reviewed the location and request to allow the operation of an auto sales business to be located on the property addressed 450 West 4800 South within the Manufacturing General (M-G) Zone. Mr. Smallwood explained that parking requirements for industrial uses are 4 spaces per 1,000 square feet of net usable office space and 1 space for each 750 ft. of net usable warehouse area, or one space per person employed on the highest shift, whichever is greater. Staff has calculated required parking based on the building square footage because the applicant is the

only employee. Based on the requirement above a total of three 3 spaces are required for this use, one being ADA van accessible. The applicant has provided 13 spaces. Three of the spaces provided are in front of the building which includes an ADA van accessible space, the remaining 10 spaces are in the rear and side yards of the property. No additional parking spaces are required at this time. All for sale vehicles will need to be located in a striped parking space. No double or stacked parking will be allowed in this location. Based on the analysis of the submitted materials and Land Use Ordinance standards, Staff has determined that the proposed auto sales business meets the requirements of the M-G Zone and recommends that the Planning Commission approve a Conditional Use Permit subject to the conditions as outlined in the Staff Report. Mr. Smallwood stated that we are acknowledging that vehicles for sales must be located in striped spaces for smaller dealerships like this one.

Mr. Woodbury asked if all dealerships should have the cars for sale in stripped stalls. Mr. Smallwood responded that in some of the larger dealerships we allow alternative geometry for storage of vehicles. It allows for cars to be parked tighter and even out of typical parking stalls for inventory lots. It is not believed that alternative parking is feasible at this site. Mr. Woodbury stated that he believes this as an unfair requirement for a small auto sales lot. Mr. Smallwood displayed a picture on the overhead from the Staff report of the property next door, which is also a small auto sales lot. The picture showed that the lot is completely covered with vehicles for sale and does not allow any access for employees, customers or emergency vehicles. Mr. Smallwood added that often larger lots are able to accommodate customers, employees and alternative parking in a safe manner that would still allow access for emergency vehicles. Mr. Markham stated that it is a good standard to adhere to and we should use it in the future. Mr. Woodbury added that he also likes it but does not want to allow one standard for one type of business and not for another, alternative geometry should be allowed for everybody if the lot can support it and it should be striped. Mr. Smallwood replied that we did allow it in the past, but the applicant recalled the application. This lot will not support alternative geometry parking. Mr. Woodbury stated that he is comfortable with alternative geometry as long as we are applying the standard to every application that can support it. Ms. Milkavich stated that she also encourages standards to be consistent and is comfortable with alternative parking as long as emergency vehicles, customers and employees can access the property properly. Mr. Smallwood stated that this is a proposed method that we will use going forward to determine how many cars will properly fit on the site versus just arbitrarily saying how many cars will fit.

Jalal Afnane, 9538 South Bottomwood Drive, Sandy, stated he had read the conditions of approval and will be able to comply.

The meeting was opened for public comment. There was no public comment for this agenda item and the public comment portion for this item was closed.

Ms. Patterson made a motion to approve a Conditional Use Permit to allow an auto sales business on the property located at 450 West 4800 South subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall obtain a building permit for any proposed remodeling or construction on the site.
3. The property owner shall work with Community Development staff to provide a landscaping plan that meets the standards specified in the Staff Report and complies with

the requirements of Section 17.68 of the Murray City Land Use Ordinance.

4. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
5. Auto body and painting are not to be conducted at this location.
6. The applicant shall display all for sale vehicles in striped parking spaces only. No double or stacked parking are allowed. Any new striping must meet the requirements of Section 17.72 of the Murray City Land Use Ordinance related to off street parking.
7. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.

Seconded by Mr. Nay.

Call vote recorded by Mr. Hall.

  A   Maren Patterson  
  A   Travis Nay  
  A   Lisa Milkavich  
  A   Sue Wilson  
  A   Phil Markham  
  A   Scot Woodbury  
  A   Ned Hacker

Motion passed 7-0

TRUCK RANCH – 4697 South Cherry Street - Project #19-144

Jadon Wagner was the applicant present to represent this request. Jared Hall reviewed the location and request to allow the operation of a vehicle storage lot to be located on the property addressed 4697 South Cherry Street within the Manufacturing General (M-G) Zone. Mr. Hall explained that Truck Ranch will use this lot for storage inventory of vehicles, auto body, painting and detailing is permitted in the M-G Zone. There are several buildings on this site, several of which are still used by other entities, Truck Ranch will use building #1, a Quonset Hut and a surface lot at the north end of the property. The lot is comprised of asphalt, and approved building surface, except for road base which is in the area that they will store the trucks that are ready to be fixed or have been fixed and ready to move to other lots they operate in the county. There are not requirements for landscaping to be added to the property because there are not street frontages except an access from an extension of Cherry Street and there is no area that can be landscaped. There are not building permits required at this time unless they plan to do remodeling. The business has indicated that there will be 15 to 20 employees and 21 spaces around the building are provided. Staff will not require any additional spaces based on the current business plan because they do not conduct auto sales and will not have customers coming to the lot and they do not repair vehicles from the public, it is internal use only. Based on the analysis of the submitted materials and Land Use Ordinance standards, Staff has determined that the proposed vehicle repair and storage lot meets the requirements of the M-G Zone and recommends that the Planning Commission approve a Conditional Use Permit subject to the conditions as outlined in the Staff Report.



Ms. Wilson stated that the photos indicate the signage is already installed for this business and wondered if staff will work with the applicant to gain proper permits. Mr. Hall replied that the applicant has already been working with our Business License Division.

Jadon Wagner, 4697 South Cherry Street, stated he had read the Conditions of Approval and will be able to comply.

Mr. Nay asked for clarification because condition #1 prohibits vehicles for sale and wondered if any of the vehicles stored on this lot would be for sale. Mr. Wagner replied that this property is not intended for vehicle sales, and all vehicles sales are conducted at other locations. This site is not ideal for retail, but it is ideal for vehicle reconditioning and storage.

The meeting was opened for public comment.

Randy Brimhall, 4617 South Cherry Street, stated he has photos to submit in regard to this application. (Mr. Brimhall was informed that the photos could not be accepted into the record due to the policy on submitting additional materials). Mr. Brimhall stated that he represents his family who owns the adjacent Cherry Street Plaza. There are concerns about the fence and wall which has been placed going from the back of the Cherry Street Plaza building toward the eastward at a 90 degree angle from the building. The wall was attached to the Cherry Street Building by welding it to the framework that holds up the building and they did not seek permissions, nor was it authorized. The fence and wall were also placed eight feet onto the property. Mr. Brimhall stated that he would like the wall to be removed from his property and detached from his building, as well as repair, repaint and restore the damage. Also, the dirt used to level the parking lot was placed next to the building and has the building has now become the retaining wall. Instead a retaining wall should be installed to hold the dirt from the building. It is causing problems with water runoff from the building.

Kent Kuhan, 4595 S Cherry Street, stated he owns the property that is adjacent to the subject property and believes that retaining wall was installed by Wagstaff Crane. Also, it is believed that Truck Ranch is parking their vehicles on a 52 foot long, piece of property, that he owns, and he would be happy to sell it to them.

Keith Grundmann, 4697 South Cherry Street, stated he is the property owner and purchased it from Wagstaff Crane. Mr. Grundmann stated that the two pieces of land in question were detailed in a survey after we purchased the property and we are aware of both pieces. The application tonight does not have any bearing on the issues that have been brought up in the public comment. If the adjacent landowners wish to contact the property owner to straighten anything out, we are more than willing to do it. (The address and phone number were given).

Randy Brimhall, 4617 South Cherry Street, stated that the land here is under conflict about who owns it. There is a discrepancy between the old survey and the new survey. The Coon property is the property of record.

Mr. Woodbury stated that Mr. Grundman offered to meet with anybody who wished to speak about the issues mentioned tonight. The application we are addressing is for Truck Ranch HQ and any private land disputes should be addressed outside of this forum. The public comment portion for this item was closed.

Mr. Nay made a motion to approve a Conditional Use Permit to allow the operation of a vehicle storage lot on the property located at 4697 South Cherry Street subject to the following

conditions:

1. Vehicle sales are not allowed on the site.
2. Repairs, maintenance, detailing and painting are allowed only for inventory vehicles for the Truck Ranch HQ.
3. The applicant shall provide a minimum of 21 paved, striped parking spaces for use by employees, including one (1) ADA compliant, van accessible space.
4. Employee and inventory vehicle parking on Cherry Street is prohibited.
5. The applicant shall provide a fully functional oil/water separator with a sampling manhole to be inspected and approved by Murray City Sewer.
6. The site must comply with all requirements of the Murray City Fire Department.
7. The applicant shall obtain Murray City Building Permits for any remodeling or construction on the site.
8. Changes to the freeway oriented sign on the property must be made by permit only. The property owner shall assure that the sign advertises only current, licensed property uses.

Seconded by Ms. Wilson.

Call vote recorded by Mr. Hall.

  A   Travis Nay  
  A   Sue Wilson  
  A   Lisa Milkavich  
  A   Phil Markham  
  A   Maren Patterson  
  A   Scot Woodbury  
  A   Ned Hacker

Motion passed 7-0

VETERINARY OFFICE & CLINIC – 887 East Vine Street - Project #19-148

Graig Griffin was the applicant present to represent this request. Zac Smallwood reviewed the location and request to allow a veterinary clinic to be located on the property addressed 887 East Vine Street within the Commercial Development (C-D) Zone. Mr. Smallwood explained that this building was previously a medical clinic and the applicant proposes to use the building as it is and will not require a lot of changes to begin operations. The applicant will fence off a part of the rear yard to provide for dogs to go outside. The subject property has some landscaping but will be required to add 3 trees, 5- 5-gallon shrubs and 11-1-gallon shrubs to meet current land scaping requirements. The site currently meets parking standards. Based on the analysis of the submitted materials and Land Use Ordinance standards, Staff has determined that the proposed veterinary clinic meets the requirements of the C-D Zone and recommends that the Planning Commission approve a Conditional Use Permit subject to the conditions as outlined in the Staff Report.

The meeting was opened for public comment. There was no public comment for this agenda item and the public comment portion for this item was closed.

Graig Griffin, 1240 East 2100 South, Ste. 200, stated he had an opportunity to read the conditions and will be able to comply. Mr. Griffin stated that he represents Chris Lehman who is the applicant and Veterinarian and that there will not be any overnight boarding and no exterior modifications other than the addition of a fenced area. It is fully ADA compliant and we will be happy to add the trees and shrubs.

Ms. Patterson made a motion to approve a Conditional Use Permit to allow a veterinary clinic on the property located at 887 East Vine Street subject to the following conditions:

1. The project shall comply with all applicable building and fire code standards.
2. The applicant shall obtain a building permit for any proposed remodeling or construction on the site.
3. The property owner shall work with Community Development staff to provide a landscaping plan that meets the standards specified in the Staff Report and complies with the requirements of Section 17.68 of the Murray City Land Use Ordinance.
4. Any trash refuse container will need be enclosed by a solid barrier fence not to exceed eight (8) feet in height per Section 17.156.180 of the Land Use Ordinance.
5. The applicant shall obtain permits for any new attached or detached signs proposed for the business.
6. The applicant shall obtain a Murray City Business License prior to beginning operations at this location.

Seconded by Ms. Milkavich.

Call vote recorded by Mr. Hall.

  A   Maren Patterson  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Sue Wilson  
  A   Phil Markham  
  A   Scot Woodbury  
  A   Ned Hacker

Motion passed 7-0

MURRAY CITY CORPORATION – 10 East 4800 South - Project #19-079

Jesse Allen was present to represent this request. Jared Hall reviewed the location and request for a Certificate of Appropriateness to allow construction of a City Hall building on 5.5 acres owned by the City located on the property addressed 10 East 4800 South. The property is located within the MCCD zone. Mr. Hall stated that Murray City is the applicant and the 5.5 acres are made up of 25 individual properties including the existing fire station on 4800 South. The replacement fire station is under construction along 4800 South and Box Elder Street.

The proposed building is 82,000 square feet (sq. ft.) and will be three stories tall and will replace the current City Hall. The west side of the building will contain the Police Station while the East side of the building will contain the City Council Chambers as well as various City Departments. Several parking lots for this building will be developed around the building and two off-site lots which are temporary in nature. The temporary lots may be replaced by parking structures or commercial developments. Part of construction of this site includes the vacation of a large portion of Poplar Street and the realignment and extension of Hanauer Street from 4800 South to Vine Street. The Central Plaza will be used as a public gathering place and is positioned close to available parking and will connect to pedestrian circulation features on this site. The street improvements required by the MCCD zone are a 12 foot pedestrian sidewalk comprised of 8 feet of passable space and landscaping on one side, street furniture, lighting. Ms. Wilson asked if the Murray Mansion is still being preserved on this site, what might the use be and if the gathering node is a flat surface or will there be step seating. Mr. Hall explained that step seating will be built into a small berm and will have removeable tables for extra space and yes, the Murray Mansion will be preserved to house the museum but, those decision are being handled by the Cultural Art Department and the Mayors Office. We are aware that the Murray Mansion is owned by the City and they are looking at alternative uses for it and it will not be impacted by the development of City Hall. The temporary parking lot on the east side of Hanauer Street serves the Murray Mansion. Parking lots will service the City Hall from either the North or South side as well. Proposed parking exceeds requirements for the zone, yet it is not excessive for what is allowed by maximums. Mr. Hall explained that landscaping on the site will include street trees, landscaping all through the plaza, and surrounding the City Hall. One item of note is that we are required to use bioswales and extra set back space should be turned into public space. It was suggested that the extra space we have on our site should be turned into bioswales with public demonstration gardens to fulfill both requirements. Lighting plans were added that would reduce light pollution and meet the requirements of the MCCD. Mr. Hall explained that a central atrium runs through the center of the building from north to south, dividing the police Station from the City Hall administration offices. The exterior elevations of the Council Chambers feature a rounded copper cladding and is directly across from the public area. There were some challenges including the Police Station at this site, some of the special requirements include limited accessibility, a sally port, secure entrances and exits and an exterior solid brick wall. It was suggested that the exterior solid brick wall be used for some sort of public art. The materials used on the exterior elevations include extended pilasters, masonry elements, clear glass, copper elements and future public art. Based on the analysis of the requirements of the Land Use Ordinance and Design Guidelines, the materials and plans submitted, and site visits. Staff recommends that the proposed development of Murray City Hall is consistent with the design guidelines and the requirements of the MCCD zone.

Mr. Markham stated that the Design Review Committee (DRC) indicated that the proposed building did not yet meet standards of the MCCD Zone, and the plan would need additional work on it in the future. It appears that the DRC gave their approval even though the project still needs that additional work. Mr. Markham wondered hypothetically, if a private developer had been in this same situation would this application be moving forward, or would they have had to demonstrate completed plans before it could move forward. Mr. Hall replied yes and no, part of the DRC's analysis back in June included a strict interpretation of the Design Guidelines, one could read them in that way, but you don't have to based on other language in the same code. We have conflicting language in that code, and this is part of the reason we proposed changes to the MCCD. The code states that it is intended to provide design opportunities and increase the creativity of the design, they are not intended as strict requirements to adhere to. We are bringing it forward saying it does meet requirements of

Design Guidelines and the MCCD Zone, because they have addressed them as much as is practicable.

Ms. Milkavich stated that in the DRC meeting they discussed bike lanes on Hanauer, where do we stand on that topic. Mr. Hall replied that Hanauer is being designed through the Murray City Engineering Division and it is tied up in future requirements that are a part of the Transportation Master Plan. We may or may not be able to provide bike lanes on Hanauer or 4800 South. There are tradeoffs to on street parking and bike lanes, but the decision to add them or not will be determined by Engineering. The City Hall project will provide bike parking in pedestrian areas and at building on the site as well. Mr. Nay asked where the bike parking will be. Mr. Hall indicated that bike parking will be at the base of the building near the north and south entrances. Ms. Milkavich stated that Vine Street has bike lanes and that it would seem a natural place to have them on 4800 South or 5th as well. Mr. Hall explained that Vine street would be the future connection to Box Elder and that those kinds of bike lane plans are still being worked out by the Engineering Department. The goal of the MCCD Zone is to provide them wherever we can, but we trade that width for something else, many times it is on street parking and we have to balance both of those needs. Ms. Milkavich asked for additional information about Section 17.170.110(B): This subsection requires that functional entries to the building appear at least once every 75' on average. There are five building entrances, and approximately 600 linear feet of building. This results in an entry appearing every 120' on average. Additional entrances cannot be added without compromising building security. Mr. Hall explained that the guideline that requires an entrance every 75' feet, in order to meet that standard on this site we would not be able to include the Police Station at all. In the new MCCD Zoning Ordinance we have proposed an exception to those standards to be granted if there are security concerns that can be demonstrated. The Police Station definitely has those, and City Hall in itself has security concerns that most retailers or apartment structures would not have. Mr. Nay stated that normally it would be a concern to grant exceptions but under these circumstances it is justified. Ms. Milkavich added that she is comfortable with it as well and was glad that this issue was explained on the record.

Jesse Allen, GSBS Architects representing Murray City, 375 West 200 South, SLC, stated he had an opportunity to read the conditions and will be able to comply. Mr. Allen added that a Civic Building has different requirements than the commercial properties that the MCCD ordinance intended to address. A Civic building requires different treatment than your average Commercial or Multi-Family Development. We appreciated the comments that came from the DRC and we tried to address all of them we can within the program of this building.

Mr. Markham wondered, originally as the plan was being developed was the Police Station intended to be a part of this, or did it come at a later stage. Mr. Allen answered that it was always included in their portion of the project.

The meeting was opened for public comment.

DeLynn Barney, 4902 South Box Elder Street, stated that one of the photos shown by Staff tonight shows that he lives between 4<sup>th</sup> and 5<sup>th</sup> South and Box Elder Street. Mr. Barney stated that he believes the proposed City Hall may meet some the requirements of the MCCD and DRC but personally it does not seem to be a very prominent location for a City Hall compared to other past City Hall that used to be on State Street which faced to the east, the one that used to be up on the hill that faced to the west or the current location of City Hall. It seems that it should be in a location that a Murray citizen could be proud of and what they are looking at rather than having it tucked away in a semi-obscure location behind some other



businesses. Mr. Barney stated he has additional concerns about the traffic that would be generated from Vine Street or 4800 South onto Box Elder Street and past his house. Also, there are cars parked up and down Box Elder Street and it presents a safety concern for cyclists that travel that street and that there is not enough room for both. Mr. Barney suggested that a memorial should be built to honor Veterans as part of the public art. Mr. Barney added that he has concerns about the Police Station as part of this site because once an individual is apprehended and then released at some point, they will be released into the community which is near his home and may have a negative impact. Mr. Barney stated that the term "transparency" used to describe the process for the building and the bond for the building is a contradictory term because the average citizen was not asked for input or a vote if they wanted to have either. Mr. Barney asked how the property for the proposed City Hall was purchased and if it was by eminent domain which would have basically told people they had to move out, because it is concerning to him personally.

The public comment portion for this agenda item was closed.

Mr. Woodbury thanked Mr. Barney for his input and service, and it is appreciated. Mr. Woodbury asked if there has been any thought about including a patriotic public art piece at the new City Hall. Mr. Hall replied that there has not been any suggestion for the subject of the art yet, but patriotic art has not been ruled out at this point. Mr. Woodbury stated that he believes a patriotic theme is worth considering and would be a great accent since the Police Department is going to be located here as well. Mr. Woodbury added that he was adamant that the DRC should stay as an important part of this process because he personally values their opinions and credentials to make decisions. Mr. Markham added that he strongly agrees the DRC should be involved because they provide a very valuable service to the City with their reviews and suggestions. Ms. Patterson stated that she is under the impression that we would like our City Hall to be a show piece and be progressive of what it could look like because we want it to draw people in and be the center of our MCCD. It feels like this building accomplishes that, and can support multiple uses that we are trying to incorporate into this site. Ms. Patterson added that she respects the review of the DRC and their experience, but also believes that we can't only rigidly adhere to certain guidelines and we should have the ability for some flexibility, and this is a good balance. Mr. Markham stated that his hope for something like this serves as a trigger for some redevelopment and the vision that has been talked about for decades as it applies to the old downtown Murray. The public space at City Hall is key and we see other business and residences nearby have also added public spaces to their store fronts and in residential communities, we are inviting safe space. Mr. Woodbury recognized the public comment that we could have chosen a more prominent area for our City Hall and stated that he believes it would have been nice to get a State Street corner but it is also great that this is a catalyst to improve this particular area in Murray and it is a good location. Mr. Woodbury asked what the timeline for this project is. Mr. Hall replied that the plan as of now is for groundbreaking in the for spring of 2020 and is about 2 years to construct. Ms. Patterson asked if this will be the location for all City Employees. Mr. Hall indicated that Public Works will stay located at 4646 South and 500 West but Community and Economic Development and everybody currently located in City Hall will move to the new location. Ms. Wilson stated that initially she shared the public concern that City Hall will be set back off State Street, but it may be a better location because we will avoid the busy State Street traffic. The commercial space will now be available on State Street and attract that tax income for the City. Ms. Milkavich stated she appreciates that Staff took the time to research the needs of each department to project the future growth and allow for it in the building. Mr. Nay stated that there were concerns about minimum and maximum parking regulations at this site and if the two off-site parking lots are eliminated it will not impact anything. Currently at this City Hall



we have a small parking lot which we share with the police and we do not have overcrowding. Clearly, the new City Hall will have some different uses, but people will be able to walk from TRAX to get to work or walk a short distance from their residences for a public event. If bike lanes do get incorporated onto the streets people will ride bikes to this site. Ms. Wilson added that she likes the bioswales and an education garden on site which encourages more community involvement.

Mr. Markham made a motion to approve the requested Certificate of Appropriateness to allow construction of a new City Hall building for the property located at 10 East 4800 South with the following conditions:

1. The project shall meet all requirements of the City Engineer, including:
  - a. Meet City storm drainage requirements, on-site detention/retention is required. Implement Low Impact Development (LID) practices where applicable.
  - b. Install MCCD right-of-way improvements along 4800 South, Hanauer Street and 5<sup>th</sup> Avenue frontages.
  - c. Replace damaged curb and gutter along 4800 South, Hanauer Street and 5<sup>th</sup> Avenue frontages.
  - d. Develop a site SWPPP and obtain a Land Disturbance Permit prior to beginning any site work.
  - e. Obtain a City Excavation Permit for work in the City right-of-way.
2. The project shall comply with the design standards outlined in Chapter 17.170 for the Murray City Center District and the MCCD Design Guidelines as outlined in the Staff Report.
3. The applicant shall meet all requirements of the City Engineer for grading and drainage. This will include the preparation of a plan meeting City storm water requirements to include on-site pre-treatment of storm water and addressing other requirements for sustainability in Section 17.170.090.
4. The applicant shall install the landscape and bioswales adjacent to the northeast corner of the building as bioswales with features allowing their use as a demonstration garden to meet the requirements of Section 17.170.100(B)(3).
5. The site development shall include the installation of mid-block crossings of Hanauer Street and 5<sup>th</sup> Avenue in coordination with Planning and Engineering staff. Wayfinding signage shall be included to appropriately direct pedestrians from the off-site parking areas to the crossings.
6. The installation of right-of-way improvements must include street furnishings and accommodate on-street parking where possible. The applicant shall work with planning and engineering staff to appropriately identify and locate the features.

7. The site lighting, including building lights, streetlights, lighting along pedestrian pathways, and parking lot lights must meet the requirements of Section 17.170.130 of the Murray Land Use Ordinance.
8. The applicant shall assure that the site development and building construction meets the High-Performance Building Standards as outlined in Chapter 17.170.

Seconded by Mr. Woodbury.

Call vote recorded by Mr. Hall.

  A   Phil Markham  
  A   Scot Woodbury  
  A   Maren Patterson  
  A   Sue Wilson  
  A   Lisa Milkavich  
  A   Travis Nay  
  A   Ned Hacker

Motion passed 7-0

OTHER BUSINESS

Mr. Hall stated that November 21<sup>st</sup> meeting is close to Thanksgiving and if there are any issues with attending on that night please let us know so we can plan accordingly. Mr. Nay stated he will not be present.

Ms. Wilson made a motion to adjourn.

A voice vote was made, motion passed 7-0.

The meeting was adjourned at 7:51 p.m.

  
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Jared Hall, Planning Division Manager